

£540,000.

Guide Price.

Energy Efficiency Rating: TBC

King Edward Road, Bath, BA2 3PD.

@Home Estate Agents are favoured with the instructions to market this most spacious Victorian double bay fronted stone property, situated in a most desirable location within Oldfield Park. The home is offered with no onward chain, conveniently located for Moorland Road amenities & local schooling, detached garage and gas central heating. An early inspection is essential.









@Home Estate Agents are favoured with the instructions to market this most spacious Victorian double bay fronted stone property, situated in the heart of Oldfield Park. The home is offered with no onward chain, conveniently located for Moorland Road amenities, local schooling, garage and gas central heating. The spacious accommodation briefly comprises of Entrance hall, sitting room, dining room, breakfast room/snug, kitchen, separate WC, 3 double bedrooms and an upstairs bathroom. Subject to the normal planning permission, there is huge scope within the roof to extend the accommodation with additional bedrooms/ensuite. The property is in need of some upgrading but offers a clean and well-maintained family home in a most desirable area, still retaining some original features. An early inspection is highly recommended to more fully appreciate this fine family home.

Entrance Porch
Entered via wooden front door, quarry tiled flooring, gas meter, dado rails, glazed door to:-

Entrance Hall:
Stairs rising to first floor landing, radiator, telephone point, understairs cupboard, glazed doors to:-

Sitting Room: 4.61m x 4.18m
Sash bay fronted windows to front aspect, coved ceiling.

Dining Room: 3.94m x 3.57m Fireplace with hearth and surround. Radiator, sash window to rear aspect.

Breakfast Room: 3.41m x 3.17m
Understairs cupboard, sash window to side aspect, telephone point, gas fire, tv point, glazed door to :-

Kitchen 3.20(max)m x 2.96(max)m
Single drainer stainless steel sink unit with cupboards under, further fitted cupboards and shelving, gas cooker point, plumbing for washing machine, radiator, windows to rear and side aspect. Door to :-

Lean to:
Doors to front and rear aspect, door to :-

WC:
Low flush wc.

First floor landing:
Access to loft (We have been advised by the vendor, it is a very spacious loft. Could be a potential chance to convert the loft with the correct planning permission), fitted blanket cupboard, doors to:-

Master bedroom: 5.24mx 4.59m
Sash bay window to front aspect, further sash window to front aspect, radiator.

Bedroom 2: 3.95m x 3.61m:
Sash window to rear aspect, radiator, cupboard housing Worcester gas combi boiler, coved ceiling.

Bedroom 3: 3.81m x 3.19m
Again, double bedroom to the rear with sash windows and radiator.

Bathroom:
White suite of bath, low flush wc, wash hand basin, radiator, fan heater, window to side aspect.

Garage
Detached garage to the rear access via either Canterbury Road or Second Avenue.

Front Garden:
Retaining front wall with gate and path to front door. Front garden laid to mature shrubs and flower borders.

Rear Garden:
Rear garden laid to patio and shingled areas, flower borders, mature magnolia, path and gate to rear.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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9 King Edward Road
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Call now, visit us in branch or go online to book your viewing.

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